



Wickham Street, Newmarket, CB8 8PB

Offers Over £300,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale, this lovely three bedroom character cottage set on Wickham Street, in the village of Wickhambrook. The property possesses a wealth of character features, off road parking for 2 cars, and a small garden area which is easy to maintain. The property has recently been painted, internally and externally. Wickham Street is situated almost equidistantly between Newmarket, Haverhill and Bury St Edmunds, whilst also providing good access to Clare, Sudbury and Cambridge. The property is sold with no onward chain, and has previously been rented out successfully for a number of years.

Ref LW0712





KITCHEN

10' 2 max" x 13' 6 max" (3.1m x 4.11m)

Fitted with a range of cream shaker style wall and base units with complimentary worksurface over and round stainless steel sink inset with mixer tap over. Rayburn traditional double oven range cooker with large warming plate. Double eye level oven with separate four ring gas hob. Space and plumbing for dishwasher and space for undercounter fridge. Parquet wooden flooring, part tiled walls and window to rear aspect.

DINING ROOM

10' 6 max" x 13' 10 max" (3.2m x 4.22m)

Stairs to first floor with large understairs storage cupboard. Window to side aspect and glazed door to front aspect. Exposed beams. Latch and brace door leading through to;

SITTING ROOM

26' 3" x 8' 11" (8.02m x 2.73m)

A lovely bright double aspect room, with windows to both front and rear aspects. Exposed beams and brickwork, with brick built inglenook fireplace, with log burner inset. This room, in our opinion could be divided to create and additional room, such as a home office or playroom, should one be required.



1ST FLOOR - Bedroom 1

10' 4 max" x 13' 6 max" (3.15m x 4.11m)

Exposed timbers. Window to side aspect.

BEDROOM TWO

18' 6" x 8' 11" (5.64m x 2.74m)

Windows to side and rear aspects, with exposed timbers.

BEDROOM THREE

7' 2" x 8' 9" (2.20m x 2.69m)

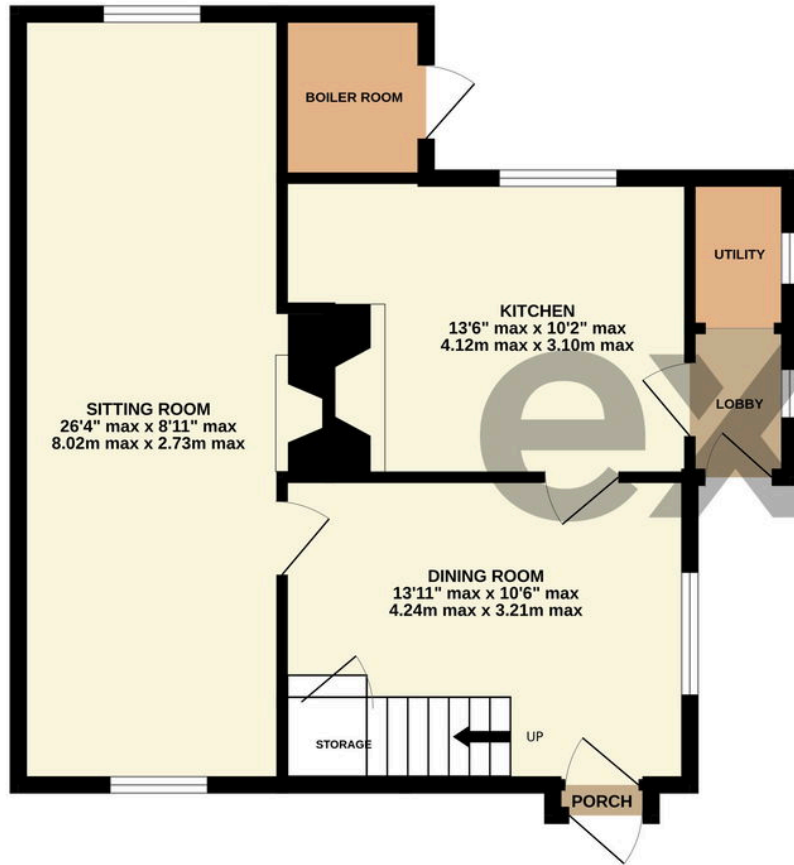
A good sized third bedroom, with window to front aspect.

OUTSIDE

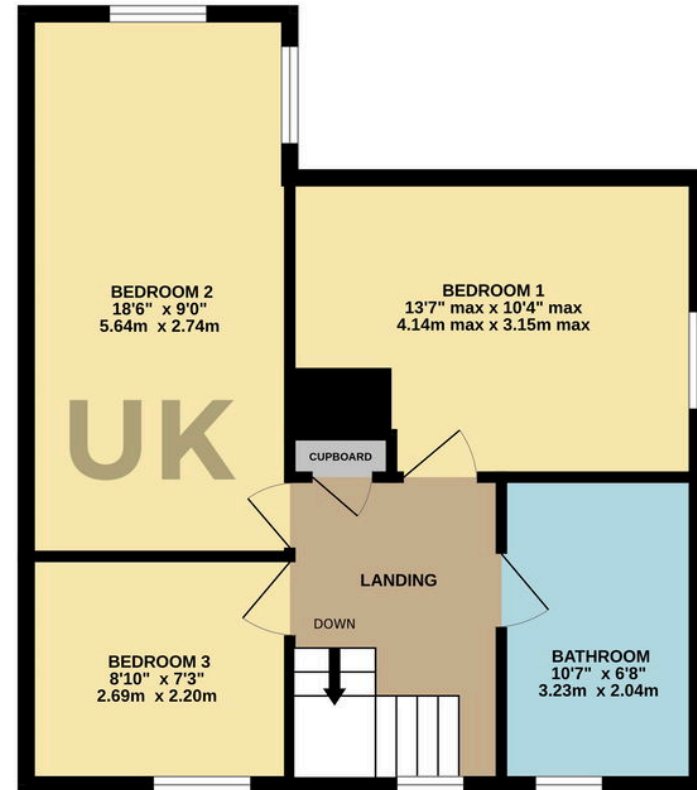
To the front of this lovely property is a small shingled area, with the majority of the outside space situated to the side. A paved patio area directly adjoins the house, which in turn leads to the shingled and paved rear garden space. Also in this area is a wooden storage shed and log stores. The rest of the garden space is allocated to shingled driveway, which provides parking for two to three vehicles.



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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